

1 appear to be taking all the risk and the developers
2 none?

3 As a resident of this metropolitan area,
4 I have another qualm because to make our investment
5 work we have to spend more money to attend the Oz
6 development and convince everyone in the area that
7 they should spend a lot of their money there so
8 that the investment can reap any type of return.

9 As fast as facts change on the Oz
10 development issue, I can imagine a year or so down
11 the road the developers coming back to us with
12 their heads down, saying that they can't possibly
13 finish the cleanup with the money they now have and
14 could they please have more or they will have to
15 fold and move back to California or stay on their
16 now-clean few-hundred acres, with their established
17 tax base. What will our legislators do next? Give
18 them more money or admit a loss?

19 Our legislators continue to take a stand
20 and honorably say no to gaming. But I can foresee
21 another type of Woodlands plea for the State to
22 take drastic measures to keep alive a development
23 that the market can't bear. The only development
24 worse than the proposed Oz-type development would
25 be of the casino-type.

1 I am a voting resident of Johnson County
2 in the state of the Kansas. I don't have the time
3 or money to hire a well-known lobbyist like Bud
4 Burke -- if that's how you say his name -- and a
5 well-known tax lawyer like Larry Winn to represent
6 my views. I don't have the time or money to attend
7 hearings in Topeka during the workday and I
8 especially don't have the time and money to wine
9 and dine legislators or make financial promises as
10 is being made to sway Wyandotte's support. But I
11 am one of the people who will be most affected by
12 the decisions made. I cannot stress more how a
13 public comment session needs to be held by the
14 State of Kansas and Johnson County. Johnson County
15 Commissioner Johnna Lingle keeps telling the press
16 that a public comment session will be held, but we
17 are left to wonder in what century.

18 In finishing, I don't see the point in
19 turning nine hundred -- 9,000-plus acres of
20 possible environmental beauty into a tourist trap
21 where no one wants to live or visit. Skip Palmer
22 of Oz says that Midwesterners travel. Sure, maybe
23 once for curiosity's sake. How often did any of
24 you visit Worlds of Fun or Oceans of Fun this year?
25 Now, how many of you visited your neighborhood

1 park, ball field or library this year? These are
2 the types of questions the State and County should
3 consider when making land-use decisions.

4 The State of Kansas should remove their
5 proposal to pay fair market value of the entire
6 plant. If I had more time, I could tell you my 17
7 red-flag reasons why. Then I am all for letting
8 GSA parcel out the Public Benefit Conveyances and
9 taking their 20 or so years for the Army to clean
10 it up. This is not -- this is not so far away from
11 the cleanup timetable of 15 years that Oz proposes.
12 Many of the conveyances are for returning the land
13 to a natural state, and, as I -- as I advocated at
14 the last public hearing, letting -- letting our
15 children's children enjoy a legacy worth having.

16 My name is Nancy Moneymaker. I live in
17 Overland Park, Kansas, and I have land south of the
18 Army Ammunition Plant. Thank you.

19 MR. MCGUIRE: Thank you. The next
20 speaker is Vince Shawver.

21 MR. SHAWVER: Thank you very much.
22 Can you hear me? I am Dr. Vincent Shawver. I'm an
23 educator with the Kansas City, Kansas, School
24 District. I am also an elected neighborhood
25 representative in the Cedar Creek development.

1 We're six miles to the east of De Soto.

2 The people in my neighborhood, about 45
3 homes, are very concerned. We basically think this
4 is an undignified development. We are very proud
5 of Cedar Creek and we see you here and we see
6 lights and water towers. To quote one of my
7 neighbors, "We don't want to look at roller
8 coasters." Some other quotes -- (applause) -- I
9 moved to Cedar Creek in '92, since then I think the
10 highway traffic has tripled on the K-10 corridor.
11 We're concerned about that. Another resident is
12 concerned about the quality of jobs that this
13 project will bring. This neighbor expressed --
14 thinks that because of the quality of jobs it will
15 bring, they would rather see some other use of the
16 land. And I think that's pretty much it.

17 I'm also concerned about the citizens of
18 De Soto. I am a realtor as well, but De Soto is
19 developing. Do you really want this kind of
20 development in your neighborhood? That's pretty
21 much it. Thank you very much for your time.

22 MR. MCGUIRE: Thank you. The next
23 speaker is Philip Klein.

24 MR. KLEIN: My name is Philip
25 Klein. I live at 8301 Briar Lane. I represent a

1 group called Turn It Off Committee. We fought the
2 Power & Light District. We are basically financing
3 an eminent domain. I think this falls under that
4 because this is basically, investigating it, this
5 is basically a land scam just like the Power &
6 Light District is. Actually, this is bigger.

7 Now, one of the questions that I look at
8 is that, you know, as with the Richards-Gebaur Air
9 Force Base, the GSA is investigating the aviation
10 commission for getting pressure, political pressure
11 to sell this thing. I see the same thing basically
12 happening with this plant here. I think the GSA
13 should investigate if there was any political
14 pressure on -- putting on to do this. Another
15 thing that I want to say why this is a scam is, you
16 know, these developers, different than the Power &
17 Light District, have no experience building an
18 amusement park, you know? I think that is a good
19 question to, you know, the people out there. How
20 are we going to build it?

21 Now, the question to really ask is, they
22 build this thing, it doesn't work, they're going to
23 do the same thing they did with the Woodlands.
24 They're going to say, oh, we can't make it work
25 without a casino, you know. Then they are going to

1 go, oh, we're going to need a casino to make this
2 work.

3 Another plan that concerns the
4 environmentalists is -- and I asked a Star reporter
5 today, is, well, one of the things the government
6 has been known for doing in Florida and California,
7 is, the government has -- when they sell those
8 properties, say, oh, yeah, we'll clean it up the
9 next time we lease. And basically what this does
10 is waives all the responsibility the government
11 had. Well, there was a case north of Los Angeles
12 where they sold the property, they signed a lease,
13 they said bulldoze it, and they came across a lot
14 of ammunition. Now, you know, this is a worry for
15 them.

16 Another thing that I found, looking at
17 the corporation papers, is they're getting loans
18 from the Cayman Islands. I got the corporation
19 papers right here. Now, that's where you question,
20 why are they getting loans from the Cayman
21 Islands? Everybody knows what the Cayman Islands
22 is and why the money is coming from the Cayman
23 Islands. I think that's very questionable.

24 Now, our group is considering, if they do
25 this project, filing a class action lawsuit on

1 behalf of the taxpayers of Kansas. And we're
2 really considering this because this thing is
3 nothing but a land scam. There's no public
4 hearings; they promised public hearings. We can't
5 get the documents. I mean, I think this should be
6 investigated, you know, what's really going on
7 here, and I think the taxpayers have a damn right
8 to know, you know, why this project is being
9 funneled through. And you know the environmental
10 problems? I've heard stories about people who live
11 near De Soto, you know. If they don't clean this
12 up correctly, are we going to get stuck with it, if
13 this thing basically goes bust, you know.

14 They claim they're going to stay open so
15 many times a year. Now, the question is there is
16 no way an amusement park is going to stay open in
17 the times of the year they claim it's going to stay
18 open. The question is: If they don't make the
19 money, are we going to get stuck with bonds, you
20 know. Like a lot of other developments around the
21 country that have gone bust, the taxpayers are
22 responsible for the bonds, you know. I don't care
23 what the Kansas Financial Board says, but they are
24 a state agency and if they issue those bonds
25 they're basically responsible for those bonds.

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1 That means we're going to get stuck with them.

2 Thank you.

3 MR. McGUIRE: Thank you. That does
4 it for the list of people who have signed up to
5 speak already. As I mentioned, we would like to
6 afford anyone who did not sign up, but who would
7 like to speak, the opportunity to do so. Are there
8 any other people at this time that would like to
9 step up to the mike? Please state your name and
10 address for the record.

11 MS. HUGHES: I am Marian R. Hughes
12 from Mission Hills. This is a statement which I
13 read to the Johnson County Commissioners a week ago
14 today. I wasn't prepared to talk tonight. I hope
15 the commissioners will not endorse the Wonderful
16 World of Oz theme park project. I feel there are
17 many negative aspects which far outweigh any
18 possible benefits.

19 First, the economic side. Can this area
20 support another amusement park so close to Worlds
21 of Fun? Where would the customers come from? It's
22 not in a high-visibility location along an
23 interstate highway. Since it would be closed a
24 good part of the year -- I understand this operates
25 167 days or 180-some days -- it cannot provide high

1 quality year-round employment to its workers.

2 Mr. Corey (phonetic), CEO of Oz, has
3 promised Wyandotte County lawmakers a significant
4 number of jobs to Wyandotte County residents once
5 the park opens in 2002. Does this mean a quota
6 system? He also promised to work with the Board of
7 Public Utilities to possibly allow that utility to
8 supply a collegiate site and to establish programs
9 for Kansas City Kansas Community College to train
10 potential employees. How is this beneficial to
11 Johnson County? The nearby residents will have
12 enormous trash and traffic problems as well as a
13 lower quality of life.

14 I don't pretend to understand financing
15 for a project of this magnitude, but it appears to
16 me that the promoters haven't given us accurate,
17 consistent figures. Forty-two percent financing
18 from the public sector is something any promoter
19 would drool over, but as a private-enterprise
20 amusement park, it could well turn into a white
21 elephant that we Kansans would finance to the tune
22 of about \$324 million.

23 Even if this project were as wonderful as
24 its wizards hope it will be, it will be an
25 environmental catastrophe to Kill Creek Park, which

1 is supposed to be a nature preserve and quiet
2 haven, the gem of the Johnson County park system.
3 Kill Creek is something we naturists have been
4 looking forward to for a long time. Oz will
5 certainly ruin every bit of tranquility we had
6 hoped for. Better uses can be found for this land
7 and I urge the commissioners, and anybody else who
8 has control, not to give the Oz project an
9 endorsement or active support until other options
10 with less negative impact on the quality of life in
11 western Johnson County can be found and
12 considered. Thank you.

13 MR. McGUIRE: Thank you.

14 MR. ANDERSON: My name is John
15 Anderson. I live in Olathe, Kansas. I hadn't
16 planned on coming out here tonight, but my wife
17 talked me into coming. And I am glad I did. And I
18 thank both you gentlemen for giving me and all of
19 these folks here tonight an opportunity to perhaps
20 learn a little more than we were knowledgeable about
21 when we came in.

22 Now, I want to submit, and I will submit,
23 a statement of a few thoughts during the time you
24 expressed will be allowed. I heard, I think, one
25 of you say that before this transfer can take